

CITY OF FRANKFORT

DEVELOPMENT YEARBOOK 2008

*"Planning our City -
Building a Community"*

Provided by:
Department of
Planning & Building Codes



TABLE OF CONTENTS

	PG#
. ARCHITECTURAL REVIEW BOARD	3
. BOARD OF ZONING ADJUSTMENTS	11
. PLANNING COMMISSION	17
. APPROVED DEVELOPMENT PLANS	21
. RECORD SUBDIVISION PLATS	31
. MINOR SUBDIVISION PLATS.	35



ARCHITECTURAL REVIEW BOARD

TOTAL CASES: 22

CERTIFICATE OF APPROPRIATENESS: 14

CONDITIONAL USE PERMITS: 7

VARIANCES: 1



ARB2008-001: Colette Cardwell
120 East State St.

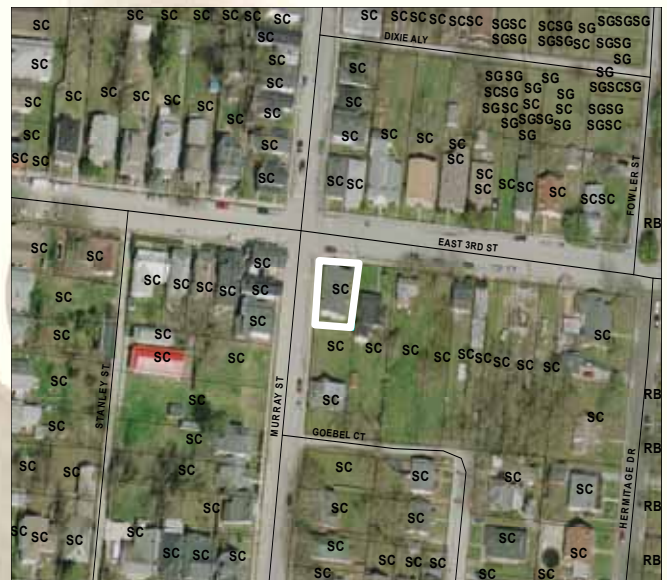
January 22, 2008

- Requested a setback determination and Certificate of Appropriateness for the addition of a new handicap ramp, a new 2-story deck, exit stairway, and to replace all the aluminum windows with vinyl clad double hung wood window.
- *Approved with 4 conditions*

ARB2008-002: Franklin County Women's
Shelter (CUP2008-02)
303 East Third St.

January 22, 2008

- Requested a Conditional Use Permit for a multi-family or charitable indigent limited care facility in the principal structure located at 303 East Third Street
- *Approved with 8 conditions*



ARB2008-003: Elliott Marcus
309-311 St. Clair St.

January 22, 2008

- Requested a Certificate of Appropriateness for the replacement of a warehouse door facing Lewis Street with a new storefront for the principal structure located at 309-311 St. Clair Street
- *Approved with 6 conditions*





ARB2008-04: Sky Properties
215 Capital Ave.

February 19, 2008

- Requested a Certificate of Appropriateness for the replacement of all wood windows in the existing apartment buildings (except the basement) with vinyl windows for the principal structures located at 215 Capital Avenue
- *Approved with 5 conditions*

ARB2008-05: Save the Grand Theatre, Inc
310-312 W. Main St.
April 15, 2008

- Requested a Certificate of Appropriateness to: 1) Replace all the proposed glass doors on the St. Clair entrance approved by the ARB on August 21, 2007 with aluminum framed glass entrance doors; 2) Modify the August 21, 2007 ARB condition to allow for the replacement of a 50 foot section of the plywood temporary barricade at 310-312 West Main Street with a movable chain link fence that will not be screened; and 3) Approval of a variance for construction
- *Approved with 4 conditions*



ARB2008-06: Henry Clay
(CUP2008-07)
322 Steele St.

May 20, 2008

- Requested a Conditional Use Permit to convert a residence into professional office use and allowing blanket office space approval for future tenants for the principal structure located at 322 Steele Street
- *Approved with 7 conditions*



ARB2008-07: Janna and John Unger
410 Shelby

May 20, 2008

- Requested a Certificate of Appropriateness to replace the shingle roof with 29 gauge metal roofing and build over the existing built in gutters to install ne aluminum gutters and downspouts
- *Approved with 4 conditions*

ARB2008-08: Vaughn Murphy & Kyle Thompson
100 East Main St.

May 20, 2008

- Requested a Certificate of Appropriateness to allow two sign, approximately 2' x 2', on the face of the building but not on the transom or lintel
- *Approved with 2 conditions*



ARB2008-09: Rick Harp
206 West Main St.

June 25, 2008

- Requested a Certificate of Appropriateness to legalize exterior modifications made to a parapet wall and allow a metal cap on top of the wall to mitigate water penetration
- *Approved with 2 conditions*





ARB2008-10: Mary York & Bart Baldwin
CUP2008-8
420 Capital Ave.

May 20, 2008

- Requested a Conditional Use Permit to operate a professional office within the principal structure located at 420 Capital Avenue
- *Approved with 6 conditions*

ARB2008-11: Mr. and Mrs. Clayton Farmer
321-323 St. Clair St.

June 25, 2008

- Requested a Certificate of Appropriateness to allow the construction of a new two story commercial building consisting of the same footprint as the previously existing building for the property located at 321-323 St. Clair Street
- *Approved with 12 conditions*



ARB2008-12: Charlie Jones
CUP2008-9
519 Murray St.

August 19, 2008

- Requested a Conditional Use Permit to allow the conversion of a residence to professional office for the property located at 519 Murray Street
- *Approved with 8 conditions*



ARB2008-13: Richard McComb
617 Shaw Lane

September 16, 2008

- Requested a setback determination and Certificate of Appropriateness to allow a 99.4 square foot addition to the rear of the residence and the installation of modern style gutters on the addition
- *Approved with 2 conditions*

ARB2008-14: VJ Properties LLC
CUP2008-11
624 Shelby St.

September 16, 2008

- Requesting a blanket Conditional Use Permit to allow professional office use for the property located at 624 Shelby St
- *Approved with 6 conditions*



ARB2008-15: Thelma B. Fincel
307 W. Campbell

September 16, 2008

- Requested a Certificate of Appropriateness to legalize the permanent removal of two original chimneys
- *Approved*



ARB2008-16: Frank W. Sower, Jr.
104 Wilkinson St.

September 16, 2008

- Requested a Certificate of Appropriateness to allow the replacement of 10 windows, same size and design, with a vinyl clad Anderson brand double hung replacement windows with exterior simulated divides and to replace the rear door which has been damaged
- *Window Replacement: Denied*
- *Door replacement: Approved with 3 conditions*

ARB2008-17: Mr. Dan Green
116 W. Fourth St.

October 21, 2008

- Requested a Certificate of Appropriateness to allow the replacement of wood windows with vinyl replacement windows
- *Approved with four conditions*



ARB2008-18: Ms. Una Marian Spencer
215 E. Campbell St.

October 21, 2008

- Requested a setback determination and Certificate of Appropriateness to allow an approximately 60 square foot addition to the rear of the residence and a 16' x 24' garage with a 10' x 24' attached carport with new driveway off of Stanley Street
- *Approved with 5 conditions*



ARB2008-19: David and Allyson Buchta
407 W. Main St.

November 18, 2008

- Requested a Certificate of Appropriateness to allow the use of an aluminum fence material in the front yard for the property located at 407 West Main Street.
- *Approved with 2 conditions*

ARB2008-20: Nick Kearny
CUP2008-14
517 Capital Ave.

November 18, 2008

- Requested a “Conditional Use Permit” to operate a Braille embossing service from one room in the residence
- *Approved with 8 conditions*



ARB2008-22: Terri Lovelace
226 St. Clair

December 16, 2008

- Requested a Certificate of Appropriateness to allow one sign, approximately 20” by 30”, on the face of the building but not on a transom or lintel
- *Postponed until January 7, 2009*



BOARD OF ZONING ADJUSTMENTS

TOTAL CASES: 13

- . VARIANCES: 3**
- . CONDITIONAL USE PERMITS: 10**
- . APPEALS: 0**



CUP2008-01: Ms. Helen Holder
1012 Silver Lake Blvd.

January 15, 2008

- Requested a Conditional Use Permit relating to a Major Home Occupation to allow a skin care treatment and wellness counseling home business
- *Withdrawn by the applicant*

CUP2008-03: Fifth Row Properties
Valley View Dr. & O'Brien St.

April 1, 2008

- Requested a Conditional Use Permit to allow a duplex on a vacant lot located near the corner of Valley View Drive and O'Brien Street
- *Denied*



CUP2008-04: Mary Wood
101 Woodhill Lane

April 1, 2008

- Requested approval of a Conditional Use Permit to allow operation of a daycare center for up to 40 children located at 101 Woodhill Lane
- *Approved with 5 conditions*



CUP2008-05: Jack Taylor
701 Taylor Ave.

May 6, 2008

- Requested a Conditional Use Permit to allow a tavern/bar with a walk up window within an existing bait shop located at 701 Taylor Ave.
- *Denied*

CUP2008-06: Sarah Lodmell
517 Alfa Dr.

May 6, 2008

- Requested approval of a Conditional Use Permit to allow a part-time personal embroidery business within her residence located at 517 Alfa Drive
- *Approved with 6 conditions*



CUP2008-10: John and Sandy Cox
136 Sunset Dr.

September 2, 2008

- Requested approval of a Conditional Use Permit to allow an in-home daycare for up to six children located at 136 Sunset Drive
- *Approved with 5 conditions*



CUP2008-12: Aretha Smith
529 Holmes St.

October 7, 2008

- Requested approval of a Conditional Use Permit to operate a two chair barber salon at 529 Holmes Street
- *Approved with 7 conditions*

VAR2008-02: Brenda Crosman
1207 Equestrian Way

October 7, 2008

- Requested approval of a variance to allow a 6' fence within the 25' front yard setback
- *Denied*



CUP2008-13: Solutions, LLC
1403 Louisville Rd.

November 6, 2008

- Requested amendment of a Conditional Use Permit to change the name of the residential care facility for at risk youth from "Slice of Life" to "Another Chance"
- *Approved with 6 conditions*





VAR2008-3: Kriss Lowry and Associates-
c/o City of Frankfort
150 Wallace Ave.

November 6, 2008

- Requested approval of a variance to establish a rear setback of 16' and a driveway setback of 0' for a replacement home
- *Approved with 3 conditions*

VAR2008-4: Kriss Lowry and Associates-
c/o City of Frankfort
337 Murrell St.

November 6, 2008

- Requested approval of a variance to establish a rear setback of 11' for a replacement home
- *Approved with 3 conditions*



CUP2008-15: Richard Hulette
728 Holmes St.

December 2, 2008

- Requested approval of a "Conditional Use Permit" to allow a watchman's residence within the commercial building on site
- *Approved with 5 conditions*



CUP2008-16: Richard Meyer
98 Turnberry Gardens

December 2, 2008

- Requesting approval of a Conditional Use Permit to change the name of the previously granted CUP from MSN Properties, LLC to “Turnberry Gardens Condominium Association”
- *Approved with 6 conditions*





PLANNING COMMISSION

TOTAL CASES: 14

PUBLIC HEARINGS: 8

- 7 TEXT AMENDMENTS
- 1 ZONE CHANGE

DEVELOPMENT PLANS: 3

MODIFICATIONS OF STANDARDS: 1

SITE PLANS: 1

March 13, 2008: **Public Hearing**

Text Amendment

- Article 4, Sections 4.24 Central Business District; Section 4.40 Special Historic Districts; Section 4.41 Special Capital District and amending Article 17 Architectural Review Board of the City of Frankfort's Zoning Ordinance
- The request is to remove inconsistencies and duplications within Articles; to add mixed use, daycare, and bed and breakfast facilities as a conditional use
- *Approved*

March 13, 2008: **Public Hearing**

Text Amendment

- Article 3 Definitions, Section 3.01 and Article 4, Section 4.01 table of uses of the City of Frankfort's Zoning Ordinance
- Add definitions for Farm Animal and Farm Livestock as well as amending the use table in regards to farms within the IG, and IC Districts
- *Remanded back to Zoning Update Committee*

April 10th, 2008: **Public Hearing**

Text Amendment

- Requested approval of a text amendment to Sections 2.07.03.C and 3.07.03.C of the Frankfort-Franklin County Subdivision and Development Plan Regulations
- Increase the maximum height of street lights to 35' for new commercial roadways
- *Approved*

April 10th, 2008: **Public Hearing**

Text Amendment

- Requested approval of a text amendment to Article 2, Article 3 Definitions, Section 3.01 and Article 4, Section 4.01 table of uses of the City of Frankfort's Zoning Ordinance
- The request is to add definitions for Farm Animal and Farm Livestock as well as amending the use table in regards to farms within the IG, and IC Districts
- *Decision made Ordinance is ok as, City Commission can propose amendment if needed.*

May 8th, 2008: **Public Hearing**

Charlie Jones c/o M&W LLC
8000 John Davis Drive
Parkside Development

Zone Map Amendment

- Requested approval of a zone map amendment from Rural Two Dwelling District (RD) to Rural Low Density Multifamily District (RL) for a 29.08 acre tract
- *Approved*

September 11th, 2008: **Public Hearing**

Text Amendment

- Requested approval of a text amendment to Article 12-Minimum Off Street Parking Requirements – Provide a maximum number of compact spaces, amends the parking surface material and depth, amends the setbacks, provides a 2' overhang when wheel stops are provided, requires spaces when change of use is greater than 5 additional spaces, and amends parking requirements for special vehicles in residential areas
- *Approved*

September 11th, 2008: **Public Hearing**

Text Amendment

- Requested approval of a text amendment to Article 13-Signage Requirements – Amend the number of temporary signs to 1 per site with a 5' setback, amend the size of pole signs to 60 sq.ft. rather than 100 sq.ft., increase the sq.ft. allowed for monument/ground signs from 32 sq.ft. to 40 sq.ft. as well as the height from 6' to 9' and the setback to 5'
- Remove the requirement of removing billboards by June 27, 2007 and to clarify interstate sign locations
- *Approved with exception of Table 13.3 dealing with pole signs redefined at 60 feet rather than 100 feet*

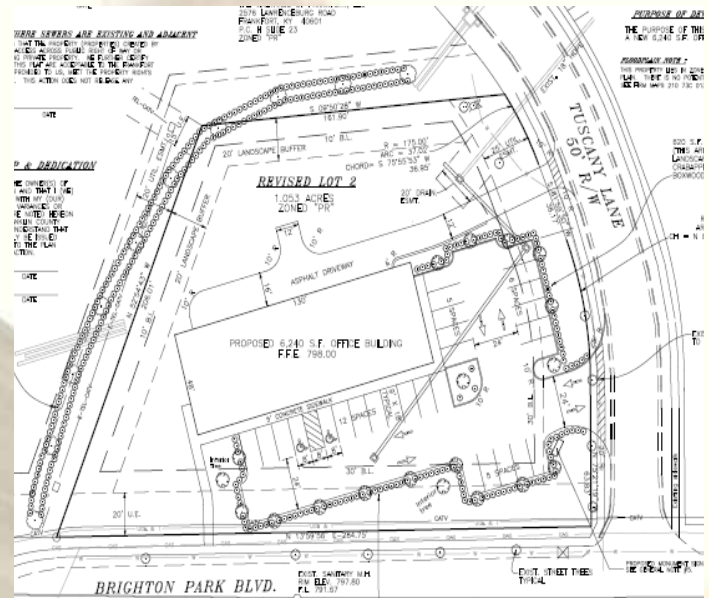
November 13th, 2008: **Public Hearing**

Text Amendment

- Requested approval of a text amendment to Article 15-Non-conforming use and non-complying structures – Sections 15.071, 15.072, and Article 17 – Architectural Review Board – Sections 17.15.2, 17.15.3, and 17.16 of the City of Frankfort's Zoning Ordinance
- Codify the recent policy concerning non-conforming freestanding signs; to allow provisions for non-conforming lots and structures being redeveloped through the City's Home Focus Community Grant" program; to update and clarify the submittal process of national registry districts
- *Approved*

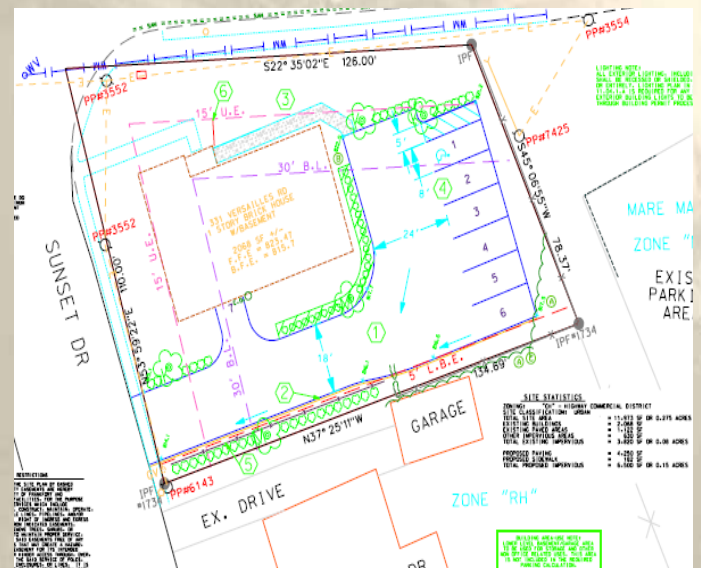
July 10, 2008: **Development Plan**
Mr. Chad Peach
91 Tuscany Lane

- Requested approval of a Development Plan for a professional office building (6,240 sq.ft) on property identified as Revised Lot 2 – Vineyards Subdivision- that contains 1.053 acres.
- *Approved with four conditions*



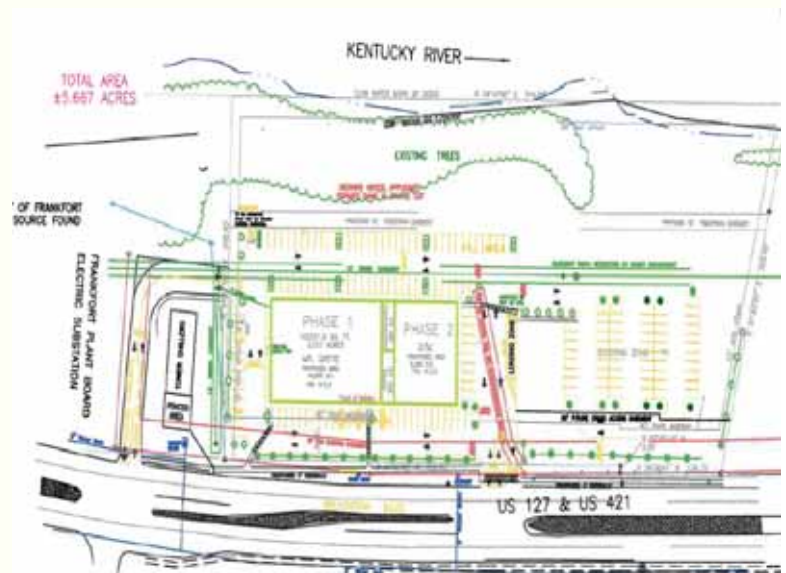
August 14th, 2008: **Development Plan**
Daniel Byrd
State Farm Insurance
331 Versailles Rd.

- Requested approval of a development plan and landscape modification
- *Approved*



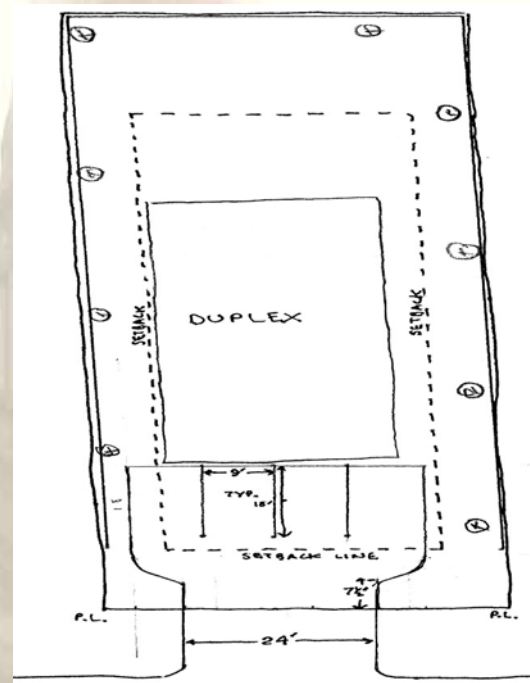
May 8th, 2008: **Development Plan**
 Mr. Brian Hix on behalf of
 Mr. Richard Hayes
 770 Wilkinson Blvd.

- Requested approval of a Development Plan for a single 25,000 sq.ft. metal building containing a restaurant, office, and fitness center to be completed in two phases
- *Approved with 6 conditions*



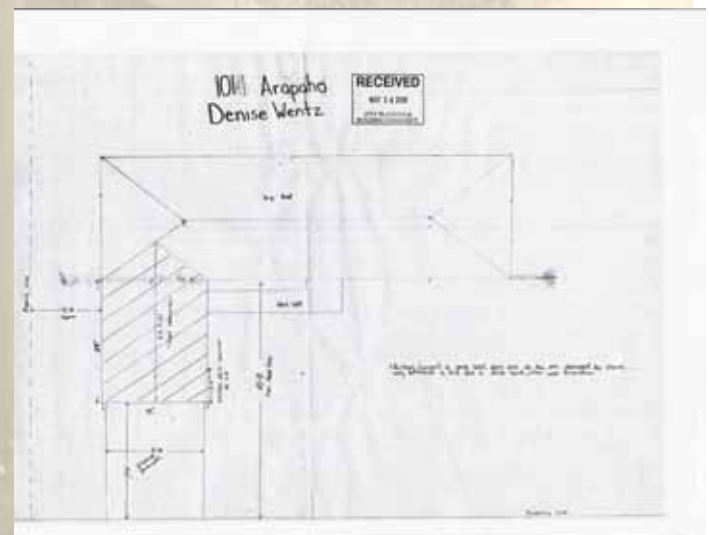
April 10th, 2008: Modification of Standards
 John and Cindy Howard
 403 Swigert Avenue

- Requesting a waiver of the required privacy fence/screening depicted upon the approved site plan approved for the condition use permit issued for 403 Swigert Avenue
- Requested modification is to Article 7 – Landscape regulations, Section 7.13 which requires 6' fence and trees, the applicant is requesting not to provide the 6' fence
- *Denied*



June 12th, 2008: **Site Plan**
 Mr. James Keith
 1014 Arapaho Trail

- Requesting approval of a site plan to allow the reconstruction of a carport to be built back at the same setback as previously existed
- *Approved*





STAFF APPROVED DEVELOPMENT PLANS

DEVELOPMENT PLANS: 9

**TOTAL SQ. FT. APPROVED:
127,132 SQ.FT.**

DEVELOPMENT PLAN: 151 JETT BLVD.



CATTLEMAN'S

Applicant: M&W, LLC.

Location: 151 Jett Blvd.

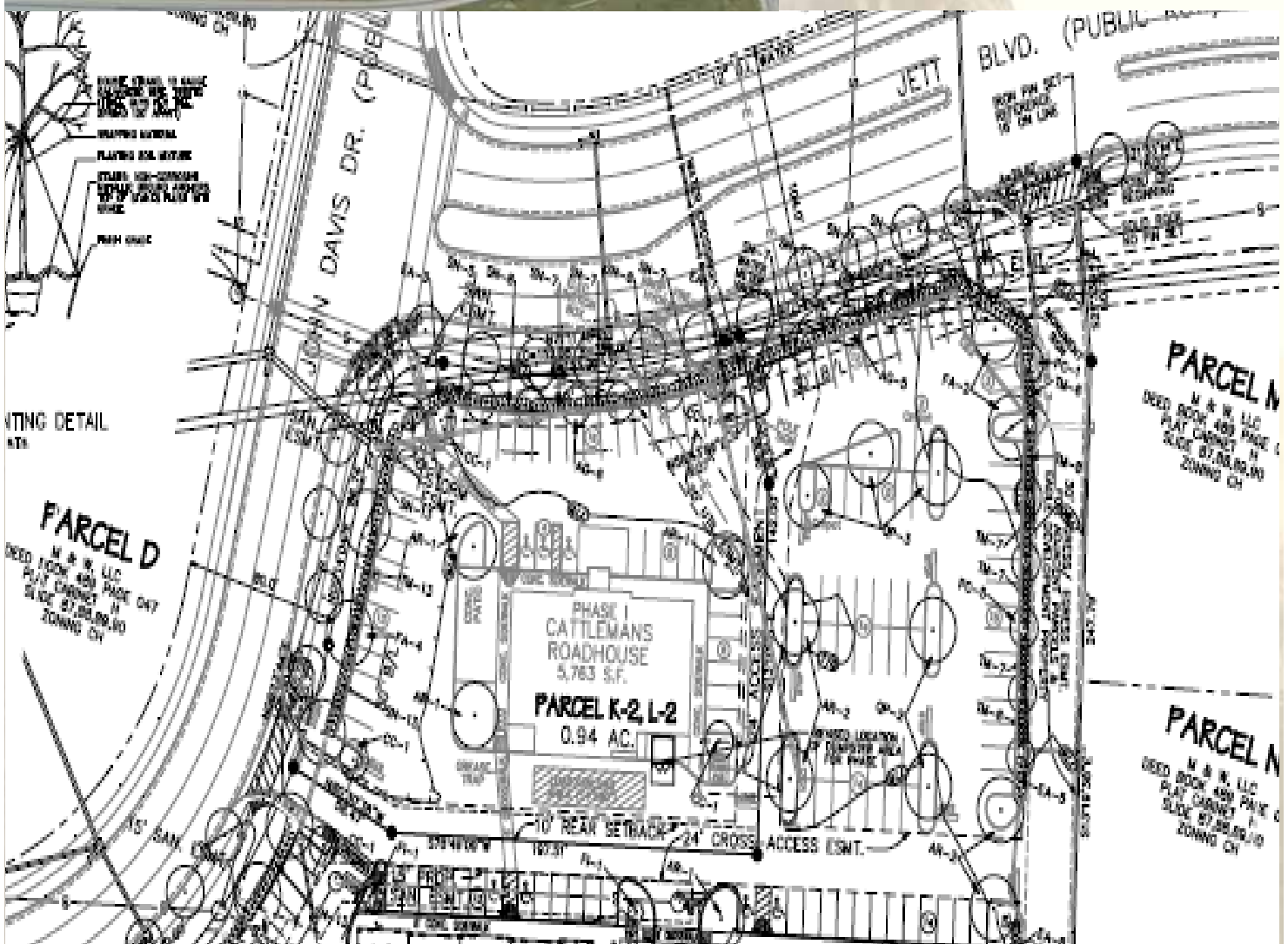
Project Type: Development Plan
.94 Acre

Zoning: CH

Proposed Use: Restaurant
5,763 sq.ft.
New Construction

Approved January 19th, 2008

Current Status: Complete



DEVELOPMENT PLAN: 131 JETT BLVD.



PARKSIDE DEVELOPMENT

Applicant: M&W, LLC.

Location: 131 Jett Blvd. - Parkside

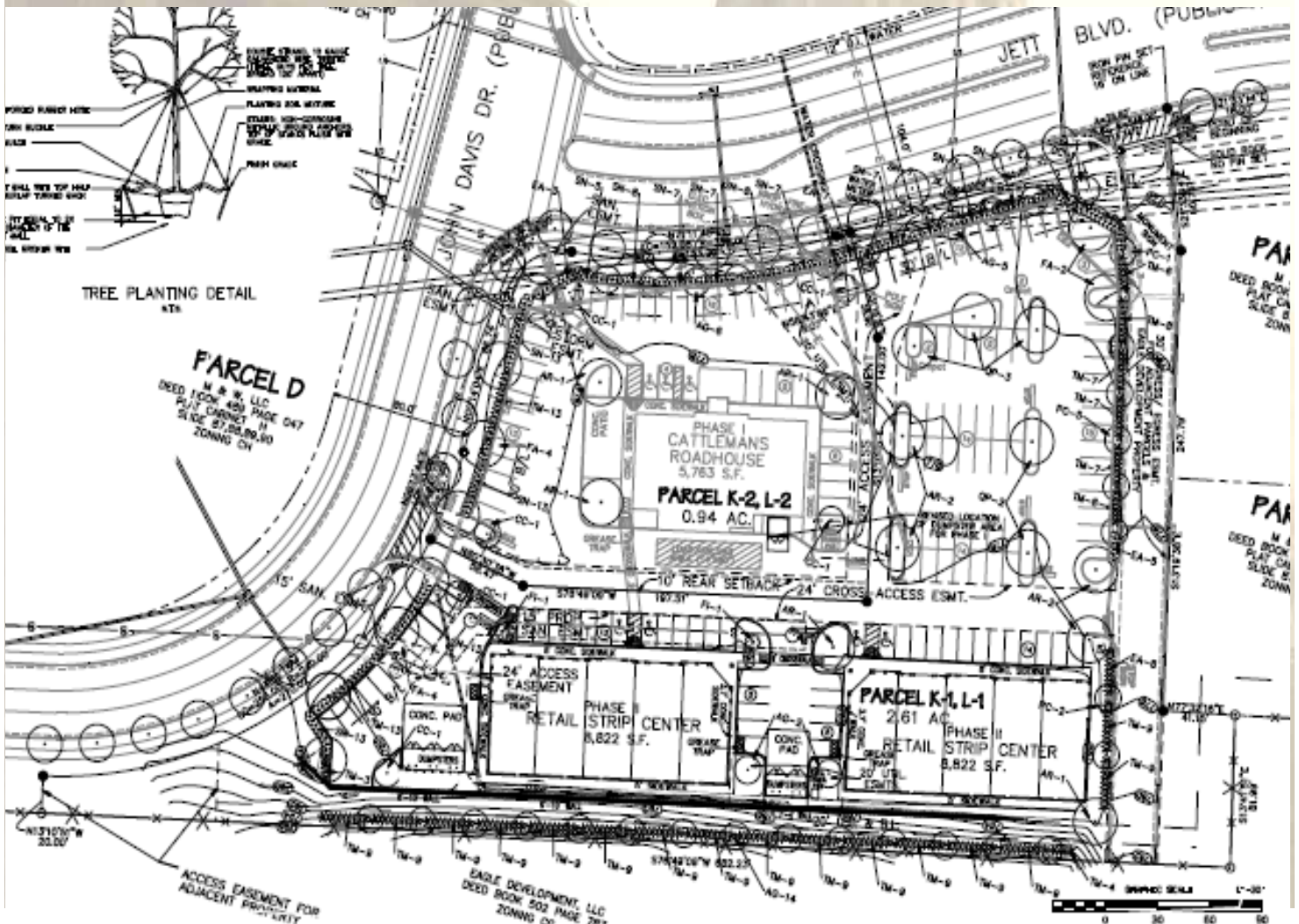
Project Type: Development Plan

Proposed Use: 17,644 sq.ft.
Multi-tenant Retail
New Construction

Zoning: CH

Approved August 5th, 2008

Current Status: Vacant - Scheduled
March 2009



DEVELOPMENT PLAN: 130 JETT BLVD.

DAIRY QUEEN

Case #: DP2008-01

Applicant: Dairy Queen
Corporate Stores c/o
Chuck Malone

Location: 130 Jett Blvd. - Parkside

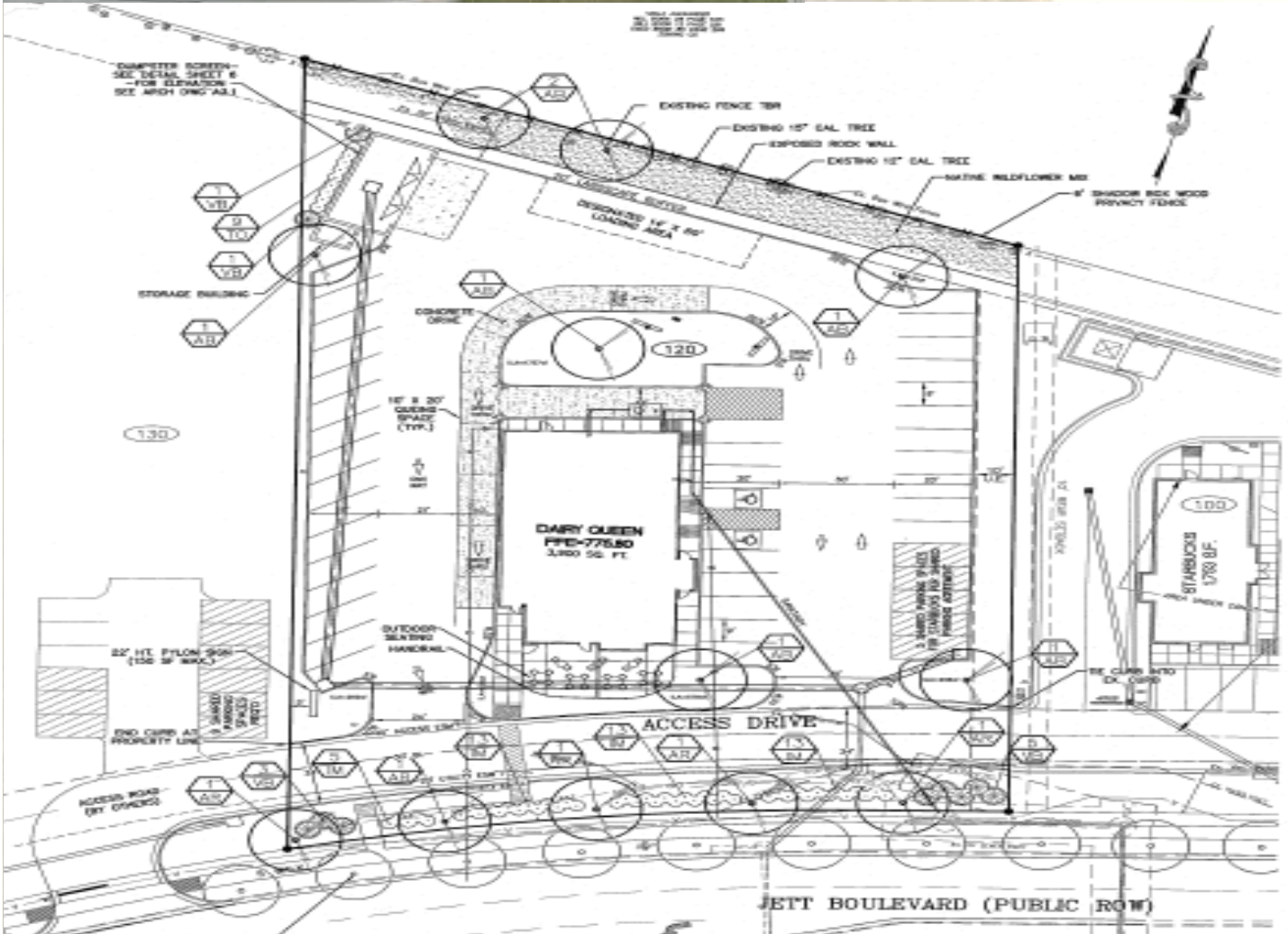
Project Type: Development Plan
1.12 Acre

Zoning: CH

Proposed Use: Restaurant –
3,900 Sq. Ft.
New Construction

Approved June 12th, 2008

Current Status: Shell Complete



DEVELOPM

STARBU



Case #: DP2008-03:

Applicant: M&W, LLC.

Location: 120 Jett Blvd.

Project Type: Starbucks - Parkside
Development Plan – Parcel J
.74 Acre

Zoning: CH

Proposed Use: Starbucks –
1,753 Sq. Ft.
New Construction

Approved July 1st, 2008

Current Status: Shell complete



ROCKWOOD CONDOMINIUMS



Case #: DP2008-02:

Applicant: Sky Properties, LLC

Location: 1755 Galbraith Rd.

Project Type: Amended Development Plan

11.3 Acre

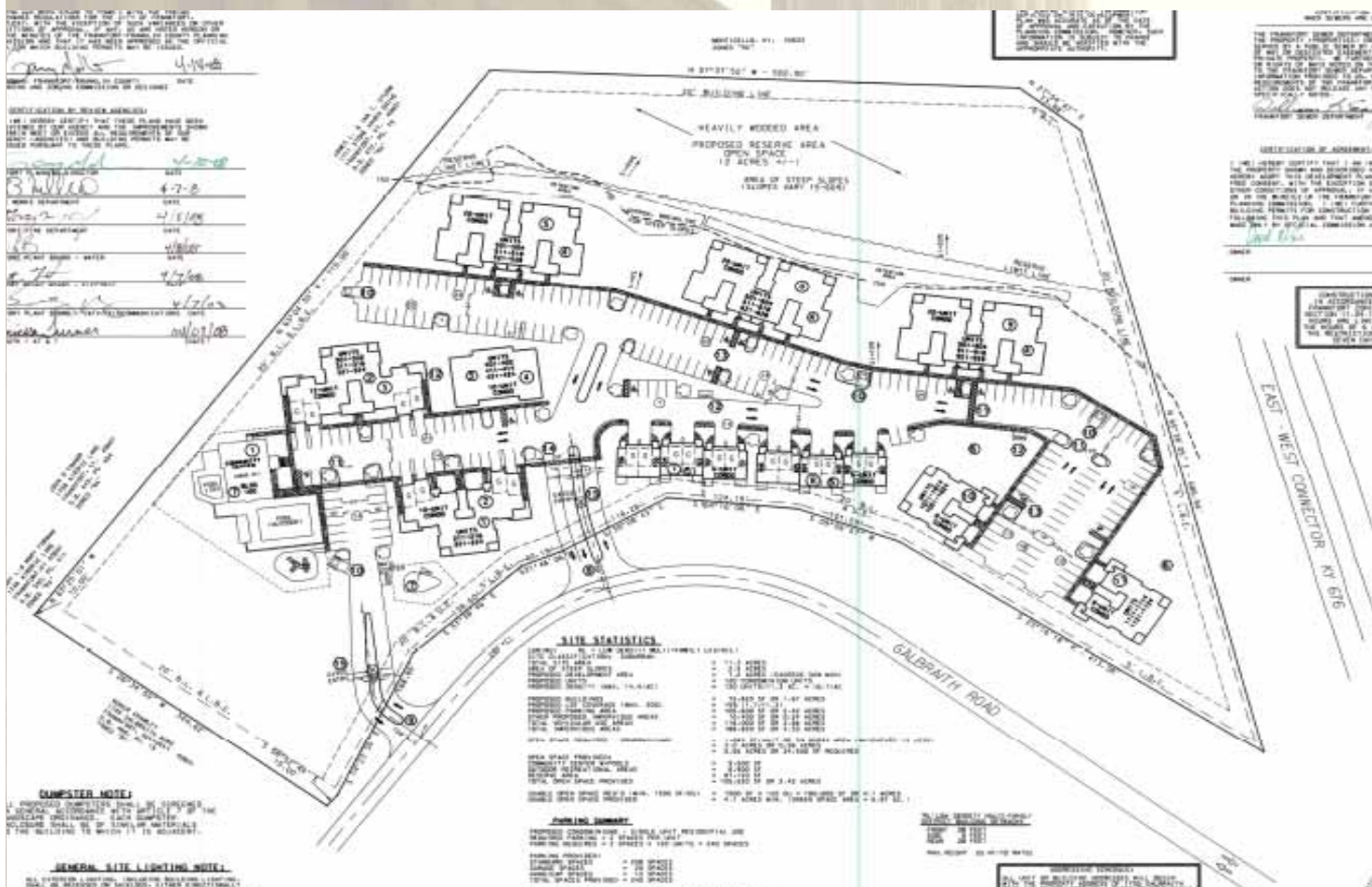
Zoning: LR - Low Density
Multi-Family

Proposed Use: Condominium
120 units
New Construction

Density: 10 du/acre- 86,600 Sq. Ft.

Approved October 23rd, 2008

Current Status: Under Construction



DEVELOPMENT PLAN: 91 TUSCANY LN.

VINEYARDS



Case #: DP2008-04

Applicant: The Vineyards of Frankfort, LLC.

Location: 91 Tuscany Ln

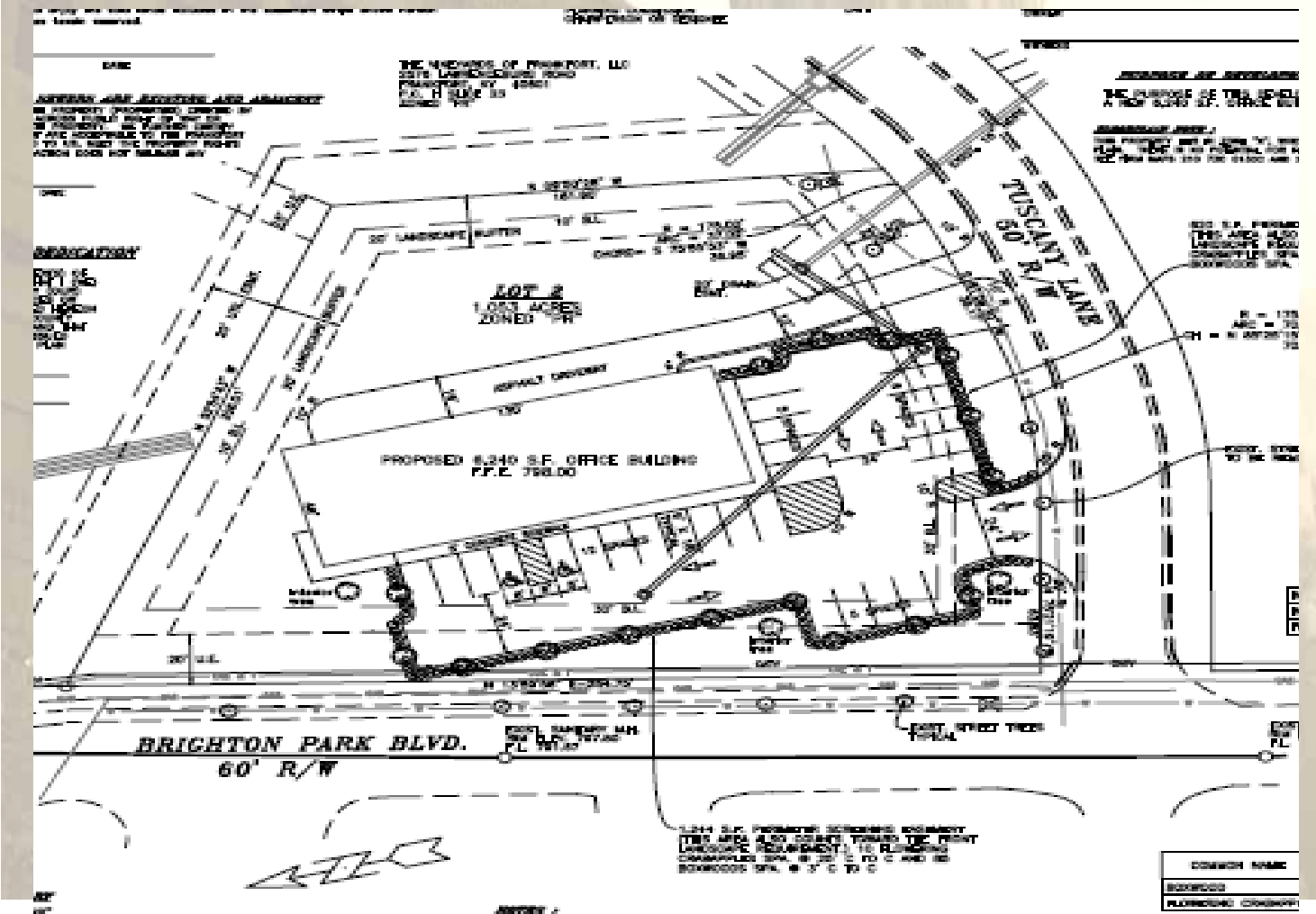
Project Type: Development Plan
1.053 Acre

Zoning: PR

Proposed Use: Office Building –
6240 Sq. Ft.
New Construction

Approved July 11th, 2008

Current Status: Vacant



MEMORIAL BAPTIST CHURCH



Case #: DP2008-05
Applicant: Memorial Baptist Church

Location: 130 Holmes St.

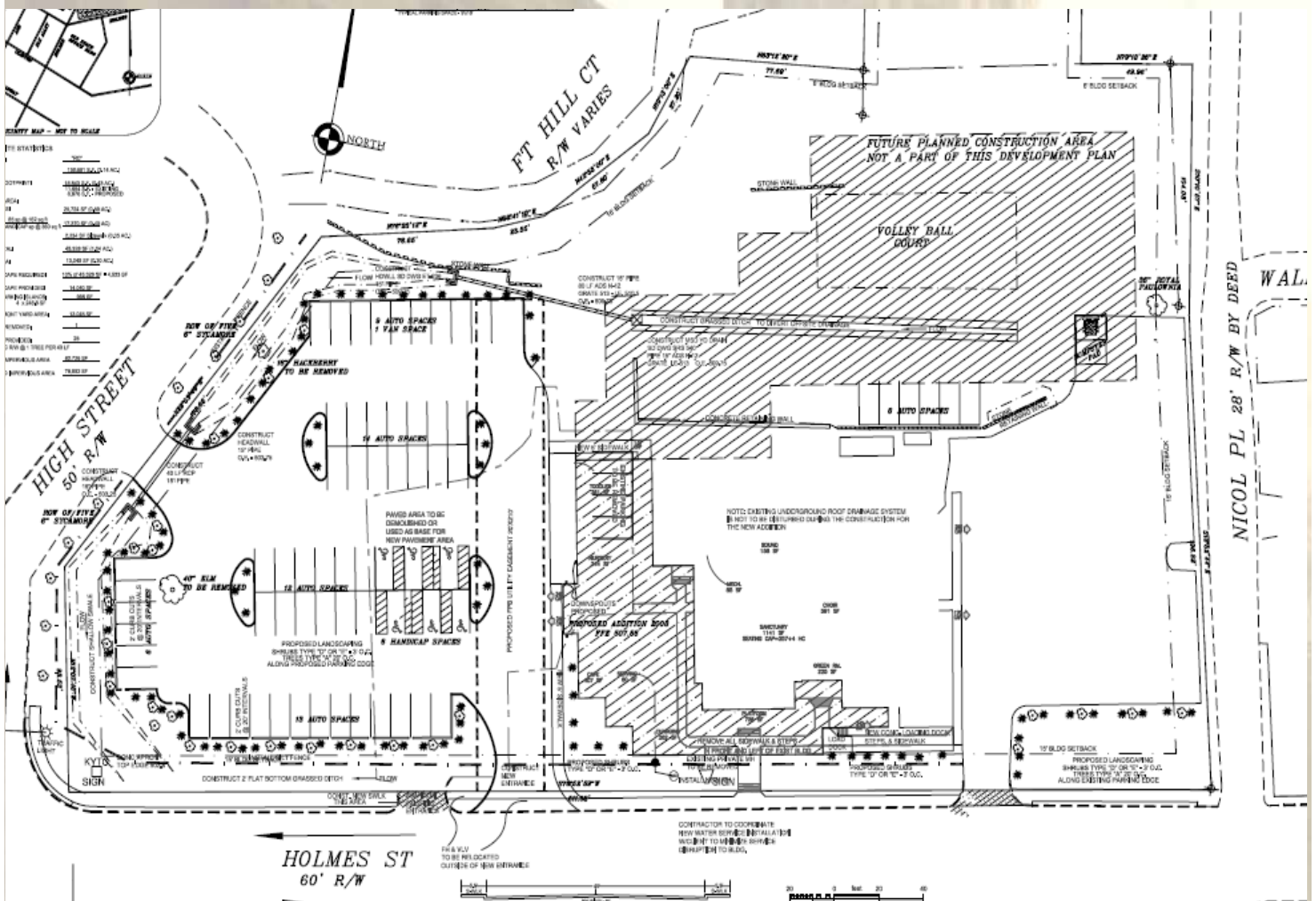
Project Type: Final Development Plan
3.14 Acre

Zoning: RC

Proposed Use: Church – 5,088 Sq. Ft.
addition

Approved July 24th, 2008

Current Status: Under Construction



STATE FARM INSURANCE



Case #: DP2008-06
Applicant: Daniel & Jamie Byrd

Location: 331 Versailles Rd.

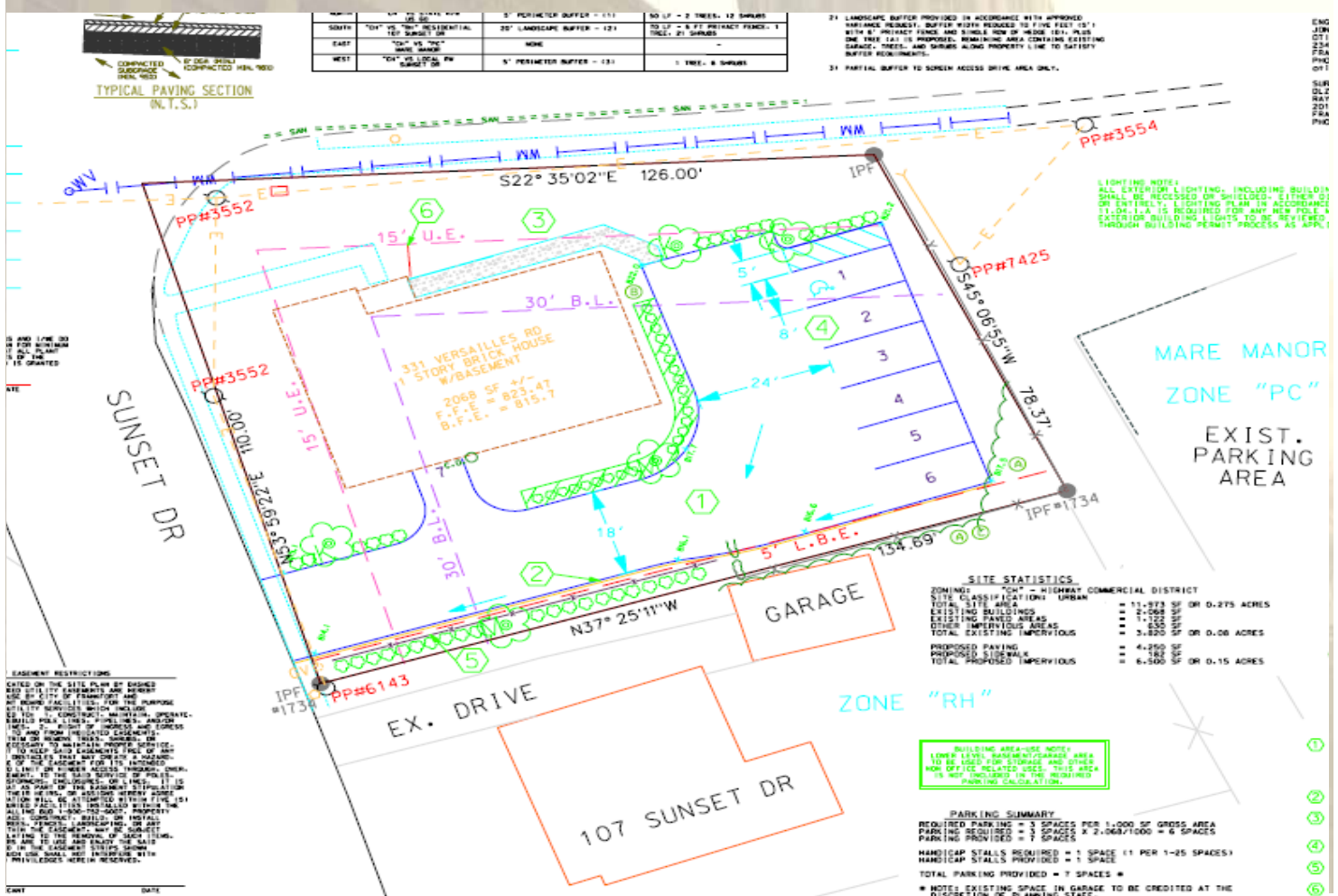
Project Type: Development Plan
.275 Acre

Zoning: CH

Proposed Use: State Farm Office –
2,068 Sq. Ft. –
Existing Building - Addition of
Parking and Landscaping

Approved August 25th, 2008

Current Status: Complete



DEVELOPMENT PLAN: 1141 HOLMES STREET

NORTHGATE LOT 1



Applicant: CDJ Investments, LLC

Location: Northgate Square
1141 Holmes Street

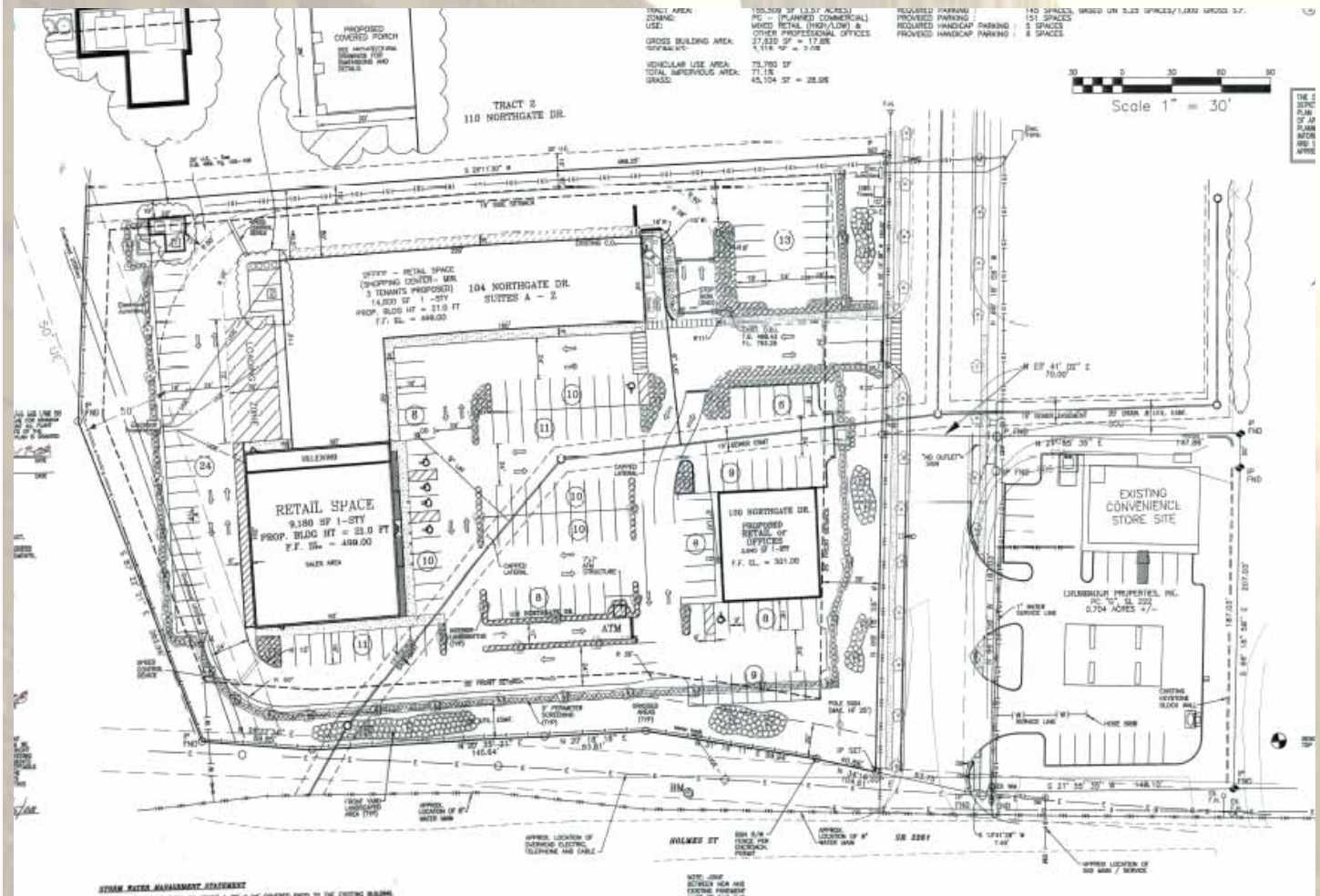
Project Type: Amended Development
Plan - 3.57 Acres

Zoning: PC

Proposed Use: Mixed Use Retail &
Professional Office
27,620 Sq. Ft.
Addition of Drive-Thru,
& Covered Patio

Approved September 18th, 2008

Current Status: Under Construction





RECORD SUBDIVISION PLATS

TOTAL PLATS: 3

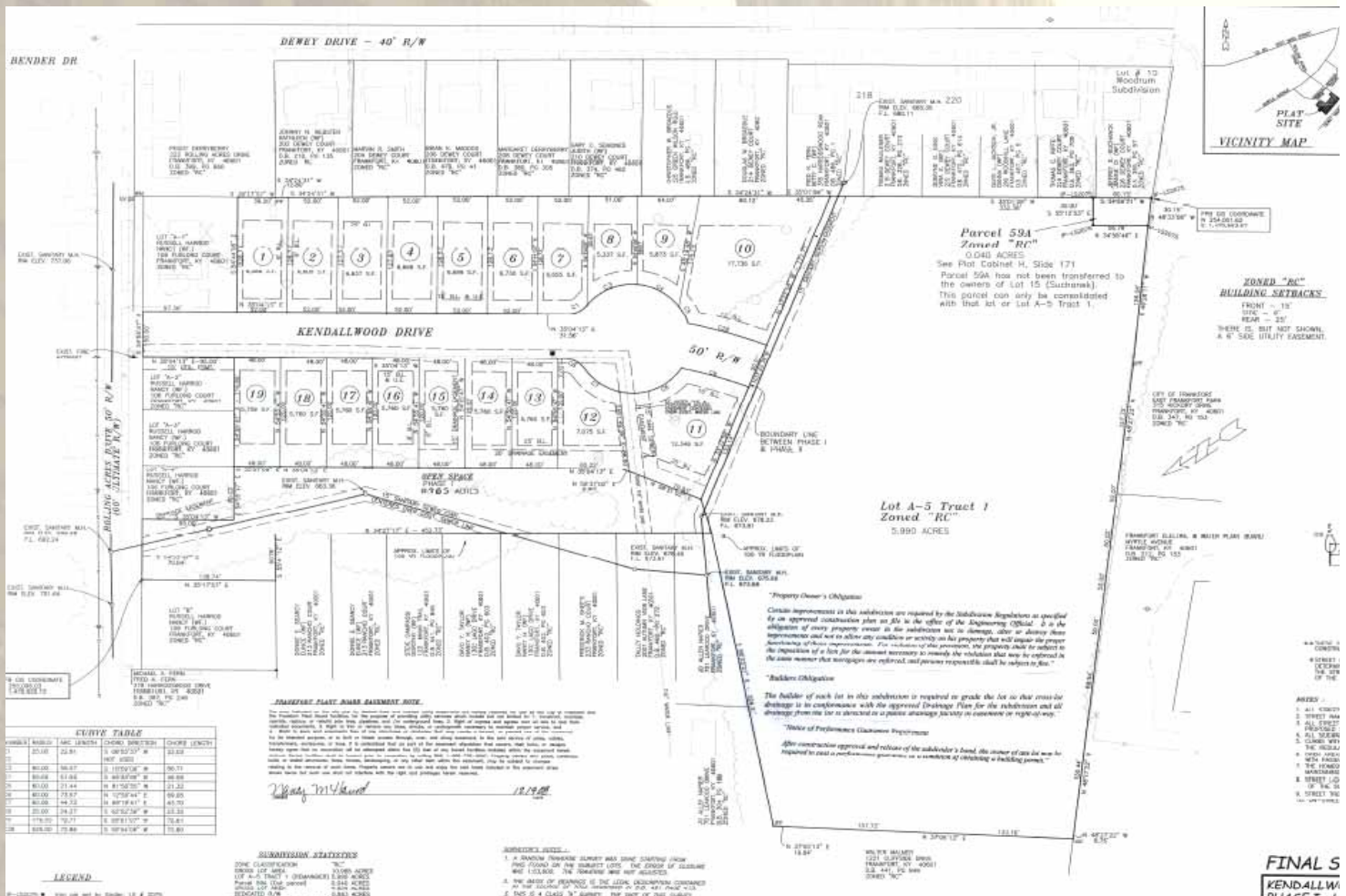
RECORD PLAT: KENDALLWOOD

KENDALLWOOD DR.

Applicant: McDowell Harrod Construction, LLC

Location: Rolling Acres Drive
Number of Parcels Created: 20

Approved December 19, 2008



PUBLIC UTILITY EASEMENTS

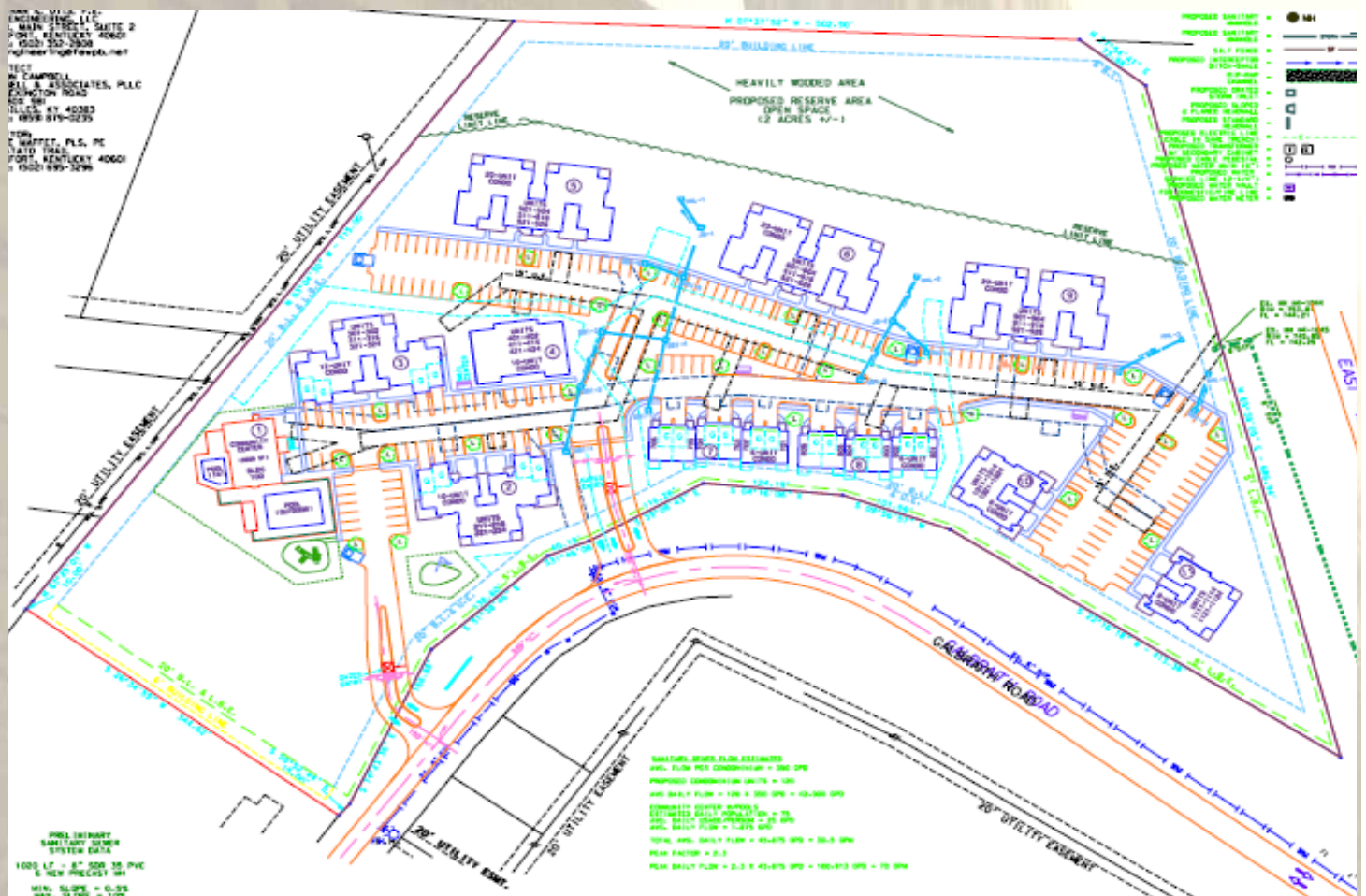


Case #: RSP2008-03:

Applicant: David
Stockton

Location: 1755
Galbraith Rd.

Purpose: Public Utility Easements





MINOR SUBDIVISION PLATS

TOTAL PLATS:

8

MINOR PLAT: 700-740 GLENN'S CREEK RD.

GLENN'S CREEK



Case #: MSP2008-02

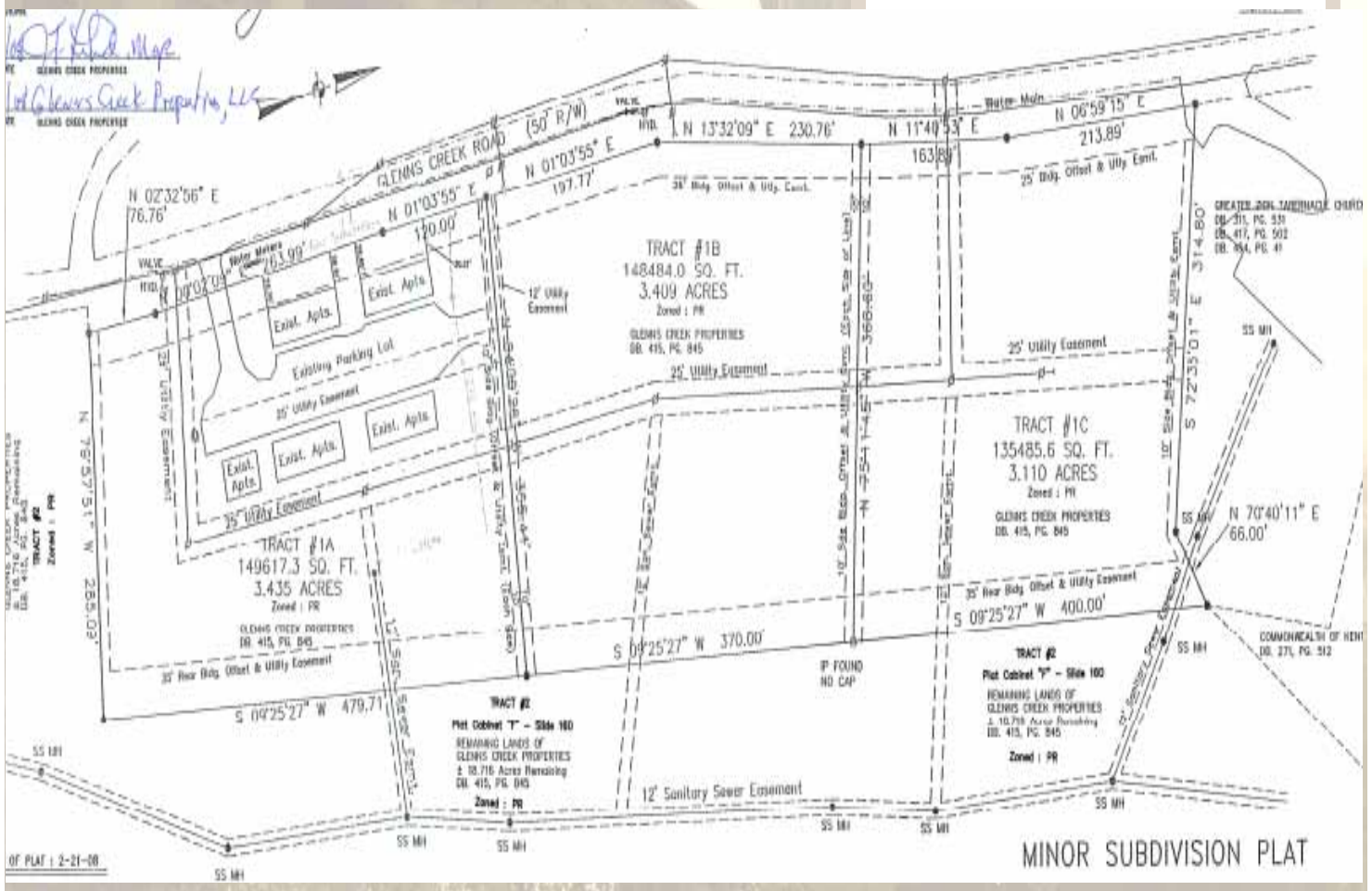
Applicant: Jerry Lunsford

Location: 700-740
Glenn's Creek
Rd.

Number of Parcels

Created: 3

Approved March 14th, 2008



MINOR PLAT: 209-211 PAYNE ST.

PAYNE ST.

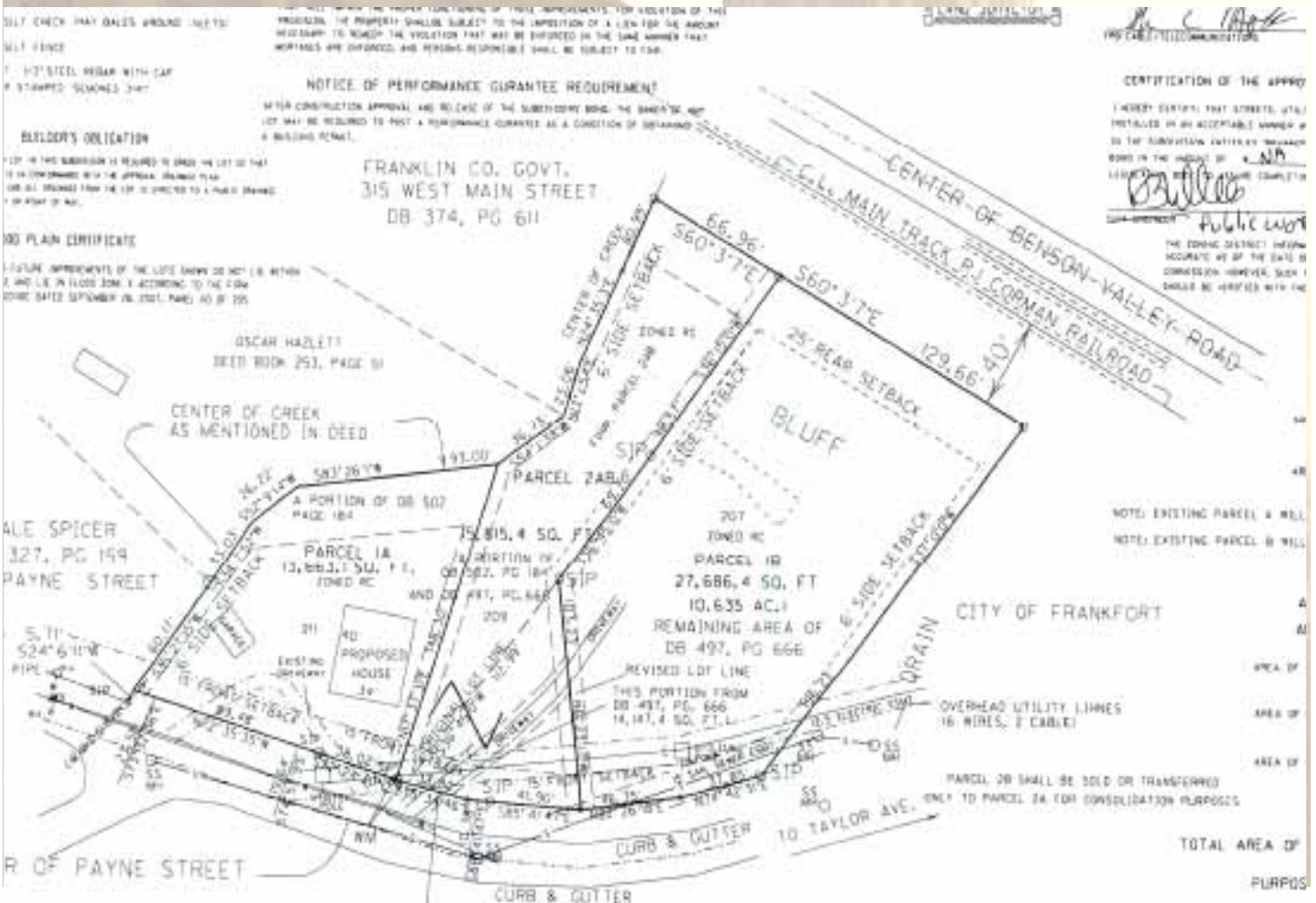
Case #: MSP2008-03:

Applicant: John Brawner

Location: 209-211
Payne St.

Number of Parcels Created: 3
Subdivide 2 Parcels into 3 Parcels

Approved May 5th, 2008



Approved July 23rd, 2008

PARCEL 59B
ZONE "RC"

MCDOWELL HARROD CONSTRUCTION, LLC
106 FURLONG CT.
FRANKFORT KY 40601
DB 491 Pg 410 -
ROLLING ACRES EXTENDED SUBDIVISION
DB 114 Pg 270 - LOT 59

3.55 ACRES BY PLAT BEFORE DIVISION
3.51 ACRES REMAIN AFTER DIVISION

IP SET LS 2075
IP SET LS 2075
IP SET LS 2075
IP SET LS 2075

SUBMITTER'S TRACT
SUBMITTER'S TRACT
SUBMITTER'S TRACT

PARCEL 58A
1753.18 sq. ft.

GARAGE

ASPH

JEFFREY & JEANNE SU
226 DEWEY CT.
DB 335 Pg 57
ZONE "RC"

CITY OF FRANKFORT
EAST FRANKFORD PARK
315 HICKORY DRIVE
FRANKFORT KY 40601
DB 347 Pg 133
ZONED "RC"

TRUE NORTH BY GPS OBSERVATIONS MADE
USING REF MARK TEMPL 131 - 6/28/2007

NORTH

0 feet 30 60

GRAPHIC SCALE

THE ZONING DISTRICT INFORMATION
DEPICTED ON THIS RECORD PLAT
WAS ACCURATE AS OF THE DATE
OF APPROVAL AND EXECUTION BY THE
PLANNING COMMISSION. HOWEVER, SUCH
INFORMATION IS SUBJECT TO CHANGE
AND SHOULD BE VERIFIED WITH THE
APPROPRIATE AUTHORITY.

MINOR PLAT: C. MICHAEL DAVENPORT AND- PHYSICIAN DR.

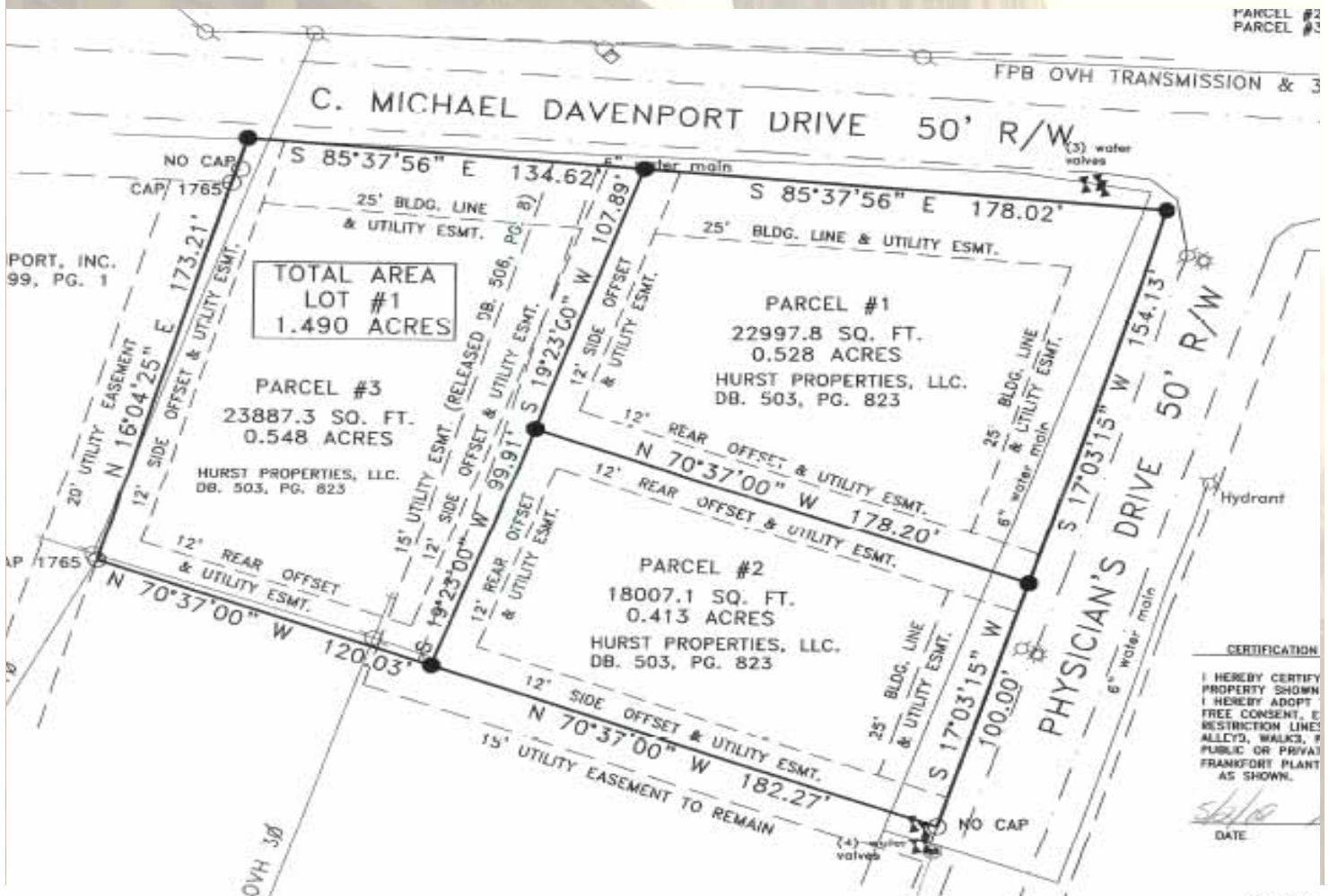
C. MICHAEL DAVENPORT



Applicant: Hurst Properties, LLC

Number of Parcels Created:
3 - professional office use

Approved June 26th, 2008



MINOR PLAT: STRATHMORE DR. & SUNSET DR.

STRATHMORE DR.

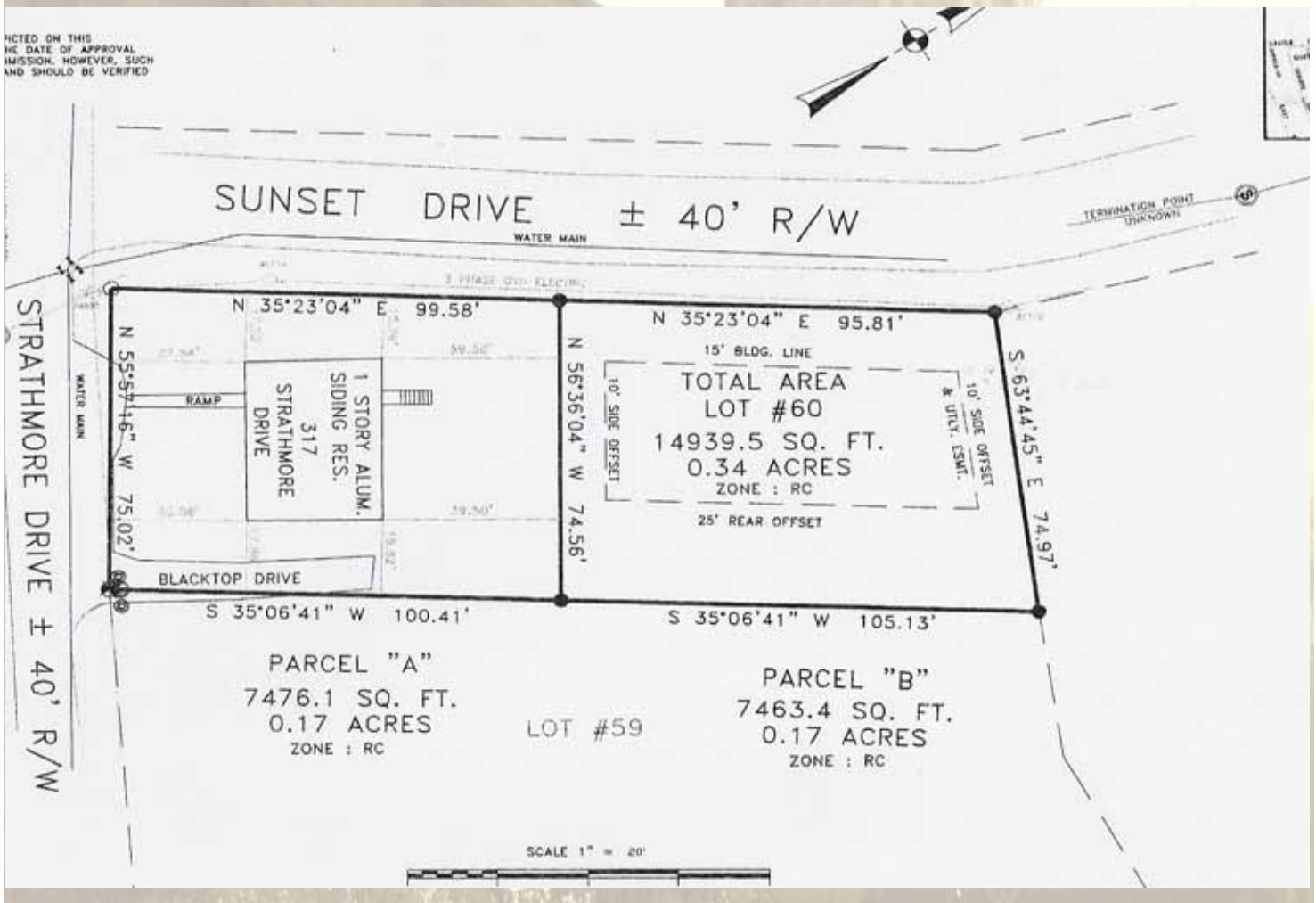


Applicant: Steve Carroll,
P.L.S.

Location: 317 Strathmore
Dr.

**Number of Parcels
Created:** 2

Approved January 30th, 2008



MINOR PLAT: 608 WINDING WAY COURT



WINDING WAY

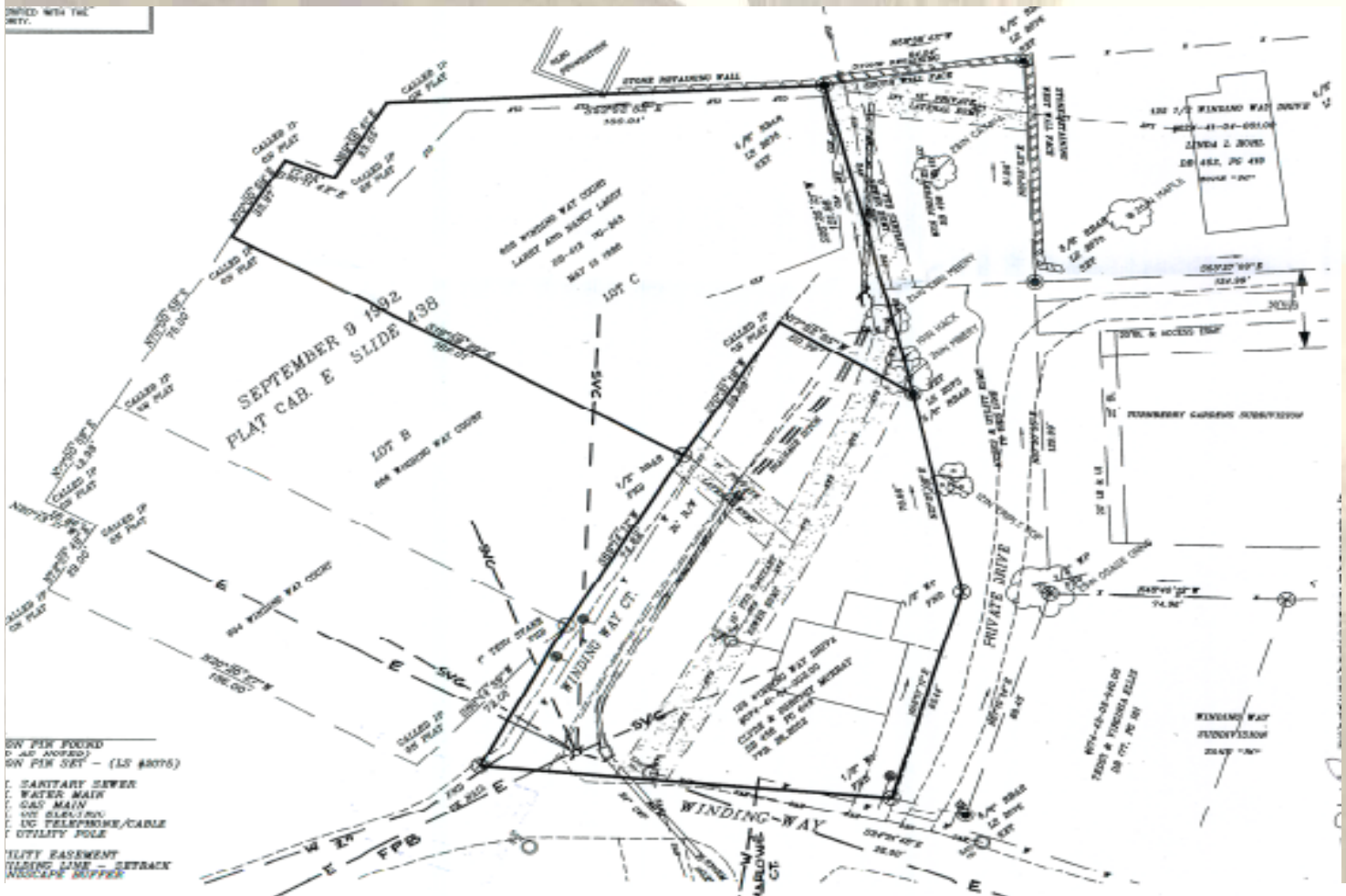
Applicant: City of Frankfort
Sewer Department

Location: 608 Winding Way Ct.

123 Winding Way Dr.

Purpose: Dedication of New Easements

Approved March 13th, 2008



MINOR PLAT: LOT 2 LEONARDWOOD DR. & WELLINGTON PLACE



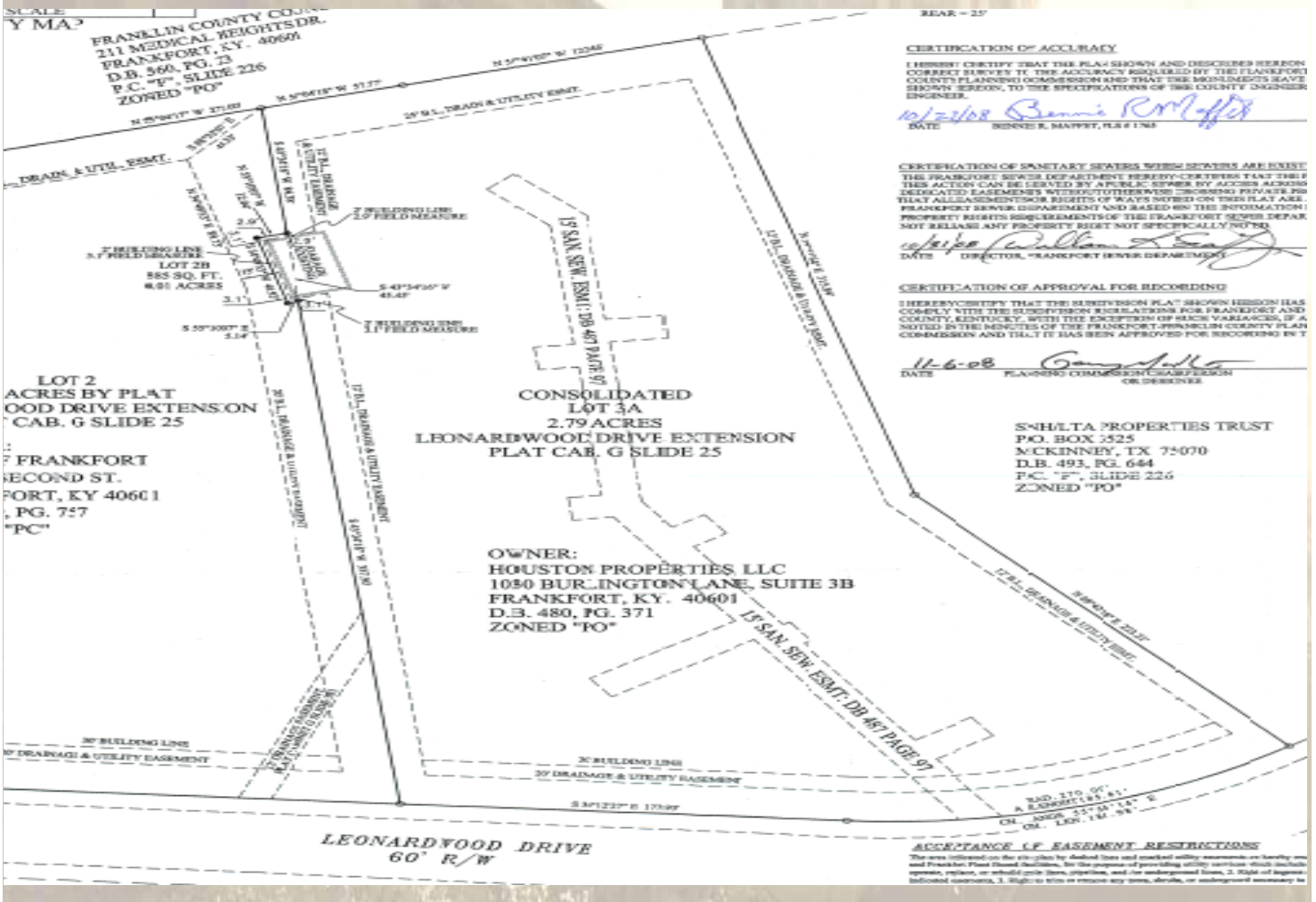
LEONARDWOOD DR.

Applicant: City of Frankfort & Wellington Place

Location: Lot #2 Leonardwood Dr.

Purpose: Adjust shared property line

Approved May 19th, 2008



MINOR PLAT: 105 REILLY ROAD

REILLY ROAD



Applicant: Robert & Sharon Presley

Location: 105 Reilly Rd.

Number of Parcels Created: 1
Consolidation of Lot 102 & Lot 172

Approved September 2nd, 2008

